



APPLICATION ACCEPTED: March 21, 2014
PLANNING COMMISSION: December 4, 2014
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

November 18, 2014

This pdf contains 3 of the 132 pages of the Staff Report.

STAFF REPORT

RZ/FDP 2014-LE-008

LEE DISTRICT

APPLICANT: Long Branch Partners, L.L.C

EXISTING ZONING: R-1

PROPOSED ZONING: PDH-4

PARCEL(S): 90-4 ((1)) 17

ACREAGE: 15.33 acres

DENSITY: 2.48 du/ac

OPEN SPACE: 58.7%

PLAN RECOMMENDATION: Residential; 3-4 du/ac

This Staff Report for RZ/FDP 2014-LE-008 is incorrect. Our trusting sister Jean Mary O'Connell Nader does not own this property (parcel 0094 01 0017). She is being used. Please ask Chief Judge Dennis J. Smith why he does not recognize the 1992 Deed at bk8307p1446 which shows that "ANTHONY MINER O'CONNELL, Trustee," owns this property in fee simple.

PROPOSAL: The applicant seeks to rezone the subject property to PDH-4 and concurrent approval of a conceptual and final development plan to permit the development of 38 single-family attached units.

REQUESTED WAIVERS AND MODIFICATIONS:

Modification of the requirements of PFM Section 7-0406.8A to allow a minimum 30-foot pavement radius within the cul-de-sac terminating the extension of Thomas Grant Drive.

Michael D. Van Atta

STAFF COORDINATOR
MICHAEL VAN ATTA
FAIRFAX COUNTY GOV

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



Long Branch Partners, LLC
RZ 2014-LE-008
Signature Sheet

TITLE OWNER OF TAX MAP 90-4 ((1)) 17

This is incorrect. Please ask
Chief Judge Dennis J. Smith
to explain why he does not
recognize the 1992 Deed at
bk8307p1446.

By: _____
Jean Mary O'Connell Nader, Successor Trustee
under the Land Trust Agreement dated October 16, 1992

[SIGNATURES END]

REZONING AFFIDAVIT

DATE: November 14, 2014
 (enter date affidavit is notarized)

I, Inda E. Stagg, agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

124854 e

in Application No.(s): RZ/FDP 2014-LE-008
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print must be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Long Branch Partners, L.L.C. Agents: Edwin W. Lynch, Jr. Andrew J. Somerville III (a/k/a Andrew J. Somerville)	P.O. Box 1607 Lorton, VA 22199	Applicant/Contract Purchaser from Title Owner

Jean Mary O'Connell Nader, Successor Trustee under the Land Trust Agreement dated 10/16/92 f/b/o Anthony Miner O'Connell, R. Pierre Shevenell (formerly Sheila Ann O'Connell [deceased]), and Jean M. O'Connell Nader, both individually and as Trustee of this Trust, created under the Last Will and Testament of Harold A. O'Connell dated April 11, 1974 f/b/o Jean M. O'Connell Nader, Anthony Miner	c/o Elizabeth V.C. Morrrough 4020 University Drive, #300 Fairfax, VA 22030	Title Owner of Tax Map 90-4 ((1)) 17
→ O'Connell, and R. Pierre Shevenell (formerly Sheila Ann O'Connell [deceased])		

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

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